

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF  
TULSA, OKLAHOMA,

scheduled for Wednesday, June 7, 2023, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, June 2, 2023, at 4:28 P.M.

An addendum was posted on Tuesday, June 6, 2023, at 12:49 P.M.

CALL TO ORDER

Chair Patrick called the meeting to order at 5:18 P.M.

ROLL CALL:

Hall-Harper	Absent	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Present		
	Present:	8	
	Absent:	1	

STAFF PRESENT

Jack Blair, City Attorney  
Lori Doring, Secretary to the Council  
Elizabeth Tankard, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Regular Meeting held at 4:00 PM on May 3, 2023. [CC 6/7/23] 23-476-1
- b. Minutes of Regular Meeting held at 5:00 PM on May 3, 2023. [CC 6/7/23] 23-476-2

Councilor Lakin moved to approve 1.a – 1.b. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

- a. David Walker – Appointment to the Human Rights Commission replacing Lynn Jones; term expires July 1, 2026. (CD-9) [UED 5/24/23; CC 6/7/23] 23-418-1

Public Comments:  
John Huffines – 2.a.  
Nancy Moran – 2.a.

Kathy McDonald – 2.a.

Councilor Lakin moved to approve 2.a. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

Motion carried.

**3. PUBLIC HEARINGS**

- a. Public Hearing to receive comments regarding a proposed Ordinance approving the increased assessments for parcels within the Tulsa Stadium Improvement District No. 1. **(Emergency Clause)** (Public Hearing: 6/7/23) [UED 5/24/23; CC 5/24/23; CC 6/7/23] 23-409-3

Councilor Lakin moved to enter Public Hearing on 3.a. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

Motion carried.

Council entered Public Hearing on 3.a at 5:31 P.M.

Public Comments:  
James Alexander, Jr.

Without objection, Council exited Public Hearing on 3.a at 5:33 P.M.

**4. MAYOR’S ITEMS**

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution approving the reallocation of Emergency Solutions Grant Funds (ESG-CV), appropriated by the United States Government under the Coronavirus Aid, Relief and Economic Security Act (CARES ACT), as recommended by the HUD Community Development Committee; authorizing the Mayor to submit a final statement regarding the reallocation of funds and to sign all contracts associated with this grant from the United States Department of Housing and

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Urban Development (HUD) in accordance with all requirements. **(Emergency Clause)** [UED 5/24/23; CC 6/7/23] 23-408-2

- c. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by Cheyenne Landlord, LLC of property located at 228 W. Archer St. N., Parcel 465, Tulsa Original Town, for the Cheyenne Utility Relocations Project. (CD-1) [CC 6/7/23] 23-445-1
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Contract for a loan from the Gilcrease Museum collection to the National Museum of Wildlife Art of "Great Hot Springs, Yellowstone Park" and "The Three Tetons" by Thomas Moran. [CC 6/7/23] 23-446-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Saint Francis Tulsa Tough Gran Fondo (Saturday) scheduled for June 10, 2023, starting at 323 E. Reconciliation Way. (CD-1,2,4,9) [CC 6/7/23] 23-467-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Saint Francis Tulsa Tough Gran Fondo (Sunday) scheduled for June 11, 2023, starting at 1503 S. Riverside Dr. (CD-1,2,4) [CC 6/7/23] 23-480-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Saint Francis Tulsa Tough Townie scheduled for June 11, 2023, starting at 1518 Riverside Dr. (CD-4) [CC 6/7/23] 23-468-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Saint Francis Tulsa Blue Dome scheduled for June 9, 2023, starting at 415 E. 3rd St. (CD-1,4) [CC 6/7/23] 23-469-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Saint Francis Tulsa Tough Riverside Criterium scheduled for June 11, 2023, starting at 1343 S. Indian Ave. (CD-4) [CC 6/7/23] 23-470-1
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Saint Francis Tulsa Tough Tulsa Arts District scheduled for June 10, 2023, starting at 102 E. Reconciliation Way. (CD-1) [CC 6/7/23] 23-472-1
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Brookside Rumble n Roll/Make a Wish scheduled for June 8, 2023, starting at 3208 E. 6th St. (CD-9) [CC 6/7/23] 23-471-1
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Eerie Abbey Ales 3 Year Anniversary Party scheduled for June 3, 2023, at 500 S. Main St. (CD-1) [CC 6/7/23] 23-473-1
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: June 2023 Guthrie Green Events scheduled for June 2-30, 2023, at 111 E. Reconciliation Way. (CD-1) [CC 6/7/23] 23-474-1
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Diocese of Tulsa Corpus Christi Procession scheduled for June 8, 2023, starting at 1520 S. Rockford Ave. (CD-4) [CC 6/7/23] 23-475-1
- o. **ADDENDUM:** Consideration and possible approval, adoption, denial, amendment or revision of a Resolution directing the filing of the annual assessment roll for the Kendall Whittier Improvement District No. 1 and Notice of Public Hearing to be held June 28, 2023, on assessments of certain parcels of

real property within the Kendall Whittier Improvement District No. 1. (Late request by submitting department) [UED 6/7/23; CC 6/7/23]

- p. **ADDENDUM:** Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Riding for Harrison scheduled for June 10, 2023, at 700 S. Utica Ave. (Late request by submitting department) (CD-4) [CC 6/7/23]

Public Comments:  
John Huffines – 4.h, 4.m, 4.n, 4.p.  
Bernice Alexander – 4.b.

Councilor Lakin moved to approve 4.b – 4.p, with the emergency clause on 4.b.  
Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

Motion carried.

**5. AUTHORITIES, BOARDS & COMMISSIONS**

- a. Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts. [CC 6/7/23] 23-67-5

The Monthly Status Report from the Sales Tax Overview Committee was rescheduled for a future City Council meeting.

- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7706 from AG to IM for property located north of the NE/c of E. 36th St. N. and Highway 169 requested by John L. Libby, Jr. White Surveying Co. (Property owner: Belle Verde Properties Ltd. Co.) (CD-3) (TMAPC voted 9-0-0 to recommend **APPROVAL** of IM zoning.) [UED 5/24/23; CC 6/7/23; CC 6/14/23] 23-412-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7707 from AG-R to CG with an Optional Development Plan for property located east of the SE/c of E. Admiral Pl. and S. 177th E. Ave. requested by Peter Nguyen. (Property owner: Peter Nguyen) (CD-6) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CG zoning with an Optional Development Plan.) [UED 5/24/23; CC 6/7/23; CC 6/14/23] 23-411-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7709 from RS-3 to RS-4 with an Optional Development Plan for property located within all of Enclave II at Addison Creek and the 12300 Block of S. Hudson Ave. requested by Tanner Consulting, LLC. (Property owner: Stone Horse Development, LLC) (CD-8) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RS-4 zoning with an Optional Development Plan.) [UED 5/24/23; CC 6/7/23; CC 6/14/23] 23-414-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7710 from IL to CBD for property located west of the NW/c of N. Guthrie Ave. and W. 1st St. requested by Kyle Gibson. (Property owner: Happy Hammer, Inc.) (CD-1) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CBD zoning.) [UED 5/24/23; CC 6/7/23; CC 6/14/23] 23-415-2

Councilor Lakin moved to approve 5.b – 5.e. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

Motion carried.

**6. ORDINANCES - FIRST READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Sanitary Sewer Easement, requested by Sara K. Bryning, Parker, Bryning, and Richardson, for property located at 616 E. Latimer Ct., Lots Eight and Nine (8, 9), Block Thirteen (13), Greenwood Addition, due to a house encroachment. (CD-1) [PW 6/7/23; CC 6/7/23; CC 6/14/23] 23-444-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance adopting the annual budget of the City of Tulsa for Fiscal Year 2023-2024. (Public Hearings: 5/17/23; 5/24/23) [BUD/SP 6/7/23; CC 6/7/23; CC 6/14/23] 23-448-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance approving and adopting the Capital Improvements Plan for the City of Tulsa for Fiscal Years 2024-2028 as part of the FY 2023-2024 annual budget. **(Emergency Clause)** [BUD/SP 6/7/23; CC 6/7/23; CC 6/14/23] 23-449-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance authorizing the Mayor to transfer unexpended and unencumbered appropriations of one hundred thousand dollars (\$100,000.00) or less from one account to another within the same department of the City, with certain exceptions; expiring July 31, 2024. **(Emergency Clause)** [BUD/SP 6/7/23; CC 6/7/23; CC 6/14/23] 23-450-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of Ordinance authorizing the Mayor to transfer any unexpended and unencumbered Capital Project or Grant Appropriation (or any portion thereof) from one City Department to a successor department within the same City Fund in the event of a reorganization of department functions and duties, with certain exceptions; expiring July 31, 2024. **(Emergency Clause)** [BUD/SP 6/7/23; CC 6/7/23; CC 6/14/23] 23-451-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of Ordinance amending Title 11-A, Chapter 2, Section 202, Tulsa Revised Ordinances, increasing the monthly Stormwater Service charge rate by eight and one-half percent (8.5%), from nine dollars and eighty cents (\$9.80) per month to ten dollars and sixty-three cents (\$10.63) per month, providing an operative date of October 1, 2023. [BUD/SP 6/7/23; CC 6/7/23; CC 6/14/23] 23-461-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 11-B, Tulsa Revised Ordinances, titled "Solid Waste Management"; Chapter 5, "Solid Waste Rates and Deposits", Section 500B, "Rates for Collection and Disposal", making necessary amendments to monthly user fees for certain residential collection services, including standard collection services and premium services and amending service charges for

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physically limited services and other charges, providing an operative date of October 1, 2023. [BUD/SP 6/7/23; CC 6/7/23; CC 6/14/23] 23-463-2

- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 11, Tulsa Revised Ordinances, titled "Public Works Department"; amending Chapter 12, titled "Rights-of-Way Occupancy Management"; Section 1208, titled "Rights-of-Way Construction Permits"; amending Schedule A. **(Emergency Clause)** [PW 6/7/23; CC 6/7/23; CC 6/14/23] 23-464-2
- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 11-C, Tulsa Revised Ordinances, "Waterworks and Sewerage"; amending Chapter 3, titled "Water Rates" amending Sections 302, 303, 304, 305, 306, 307, and 308 to provide Water and Sewer rate adjustments, amending Chapter 7, "Sanitary Sewer User Charge System"; amending Sections 702 and 703, to adjust Sewer Service charge rates, providing that these rates shall be effective on October 1, 2023. [BUD/SP 6/7/23; CC 6/7/23; CC 6/14/23] 23-465-2

Without objection, items 6.a – 6.i were forwarded to the next Council meeting.

## **7. ORDINANCES - SECOND READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7702 from RM-1 to CH for property located south of the SE/c of W. Fairview St. and N. Cheyenne Ave. requested by Lou Reynolds. (Property owner: Sokul Trust & Widell Renovations, LLC) (CD-1) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CH zoning.) [UED 5/17/23; CC 5/24/23; CC 6/7/23] 23-369-3
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7703 from RS-3 to MX2-U-35 for property located at the SW/c of E. Admiral Ct. and N. Delaware Ave. requested by Paul Murad. (Property owner: Paul Murad) (CD-3) (TMAPC voted 8-0-1 to recommend **APPROVAL** of MX2-U-35 zoning.) [UED 5/17/23; CC 5/24/23; CC 6/7/23] 23-367-3
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7704 from AG to RS-2 with an Optional Development Plan for property located north of the NW/c of E. 111th St. S. and S. Sheridan Rd. requested by Tim Terral. (Property owner: TCHG, LLC, Gant Hinkle-Manager) (CD-8) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RS-2 zoning with an Optional Development Plan.) [UED 5/17/23; CC 5/24/23; CC 6/7/23] 23-370-3
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to transfer unencumbered and unexpended appropriation balances of four hundred fourteen thousand, two hundred fifty dollars (\$414,250.00) between account groups within the American Rescue Plan Act (ARPA) SubFund. (Municipal Court Project) (This is a past Mayor-Council Retreat Priority) [UED 5/24/23; CC 5/24/23; CC 6/7/23] 23-401-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to transfer unencumbered and unexpended appropriation balances of one hundred fifty thousand, nine hundred sixty-five dollars and ninety-one cents (\$150,965.91) between projects and account groups within the Cares Emergency Solutions Grant SubFund. (CARES Rental Assistance, Housing Solutions Non-Congregate Shelter, ESG Administration, Housing Solutions Outreach) [UED 5/24/23; CC 5/24/23; CC 6/7/23] 23-402-2

- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance approving the increased assessments for parcels within the Tulsa Stadium Improvement District No. 1. **(Emergency Clause)** (Public Hearing: 6/7/23) [UED 5/24/23; CC 5/24/23; CC 6/7/23] 23-409-2
- g. **PULLED:** Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 35, Tulsa Revised Ordinances, titled "Infrastructure Development", Chapter 8, "Infrastructure Development Advisory Board", changing the title of Chapter 8 to "Infrastructure and Development Advisory Board"; changing the name of the board and everywhere it appears in the Ordinance to "Infrastructure and Development Advisory Board", modifying the membership of the board; changing the title of the director to "Director of Development Services", clarifying a quorum to be a majority of current members. **(Emergency Clause)** [PW 5/17/23; CC 5/17/23; CC 5/24/23; PW 6/7/23; CC 6/7/23] 23-371-4

Public Comments:  
James Alexander, Jr. – 7.d, 7.e.  
Bernice Alexander – 7.e.  
Brian Kurtz – 7.f.

Councilor Lakin moved to approve 7.a – 7.f, with the emergency clause on 7.f.  
Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

**8. COUNCIL ITEMS**

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Decter Wright announced that there would be a Beyond Apology town hall on Tuesday, June 13, 2023. Councilor Fowler invited everyone to Brookside Rumble & Roll on Thursday, June 8, 2023.

**9. NEW BUSINESS**

- a. No items this week.

**10. HEARING OF APPEALS**

- a. No items this week.

**11. HEARING OF PUBLIC COMMENTS**

- a. No items this week.

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12. **ADJOURNMENT**

- a. Adjournment.

Chair Patrick adjourned the meeting at 6:02 P.M.

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Crista Patrick, Chair of the Council

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Lori Doring, Secretary to the Council